

# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

## BOUNDARY LINE ADJUSTMENT

*(Adjustment of lot lines resulting in no new lots, as defined by KCC 16.10.010)*

**NOTE: If this Boundary Line Adjustment is between multiple property owners, seek legal advice for conveyance of property. This form does not legally convey property.**

**Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee.**

**The following items must be attached to the application packet.**

### REQUIRED ATTACHMENTS

**Note: The following are required per KCC 16.10.020 Application Requirements. A separate application must be filed for each boundary line adjustment request.**

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields to scale.
- Signatures of all property owners.
- Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- Provide existing and proposed legal descriptions of the affected lots. Example: Parcel A – The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 02; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.
- A certificate of title issued within the preceding one hundred twenty (120) days.

For final approval (not required for initial application submittal):

- Full year's taxes to be paid in full.
- Recorded Survey.

### APPLICATION FEES:

\$730.00 Kittitas County Community Development Services (KCCDS)

\$90.00 Kittitas County Department of Public Works

\$145.00 Kittitas County Fire Marshal

\$215.00 Kittitas County Public Health Department Environmental Health

**\$1,180.00 Total fees due for this application (One check made payable to KCCDS)**

### FOR STAFF USE ONLY

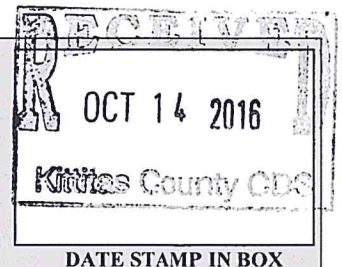
Application Received By (CDS Staff Signature):

DATE:

10-14-16

RECEIPT #

31933



DATE STAMP IN BOX

**OPTIONAL ATTACHMENTS**

- An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
- Assessor COMPAS Information about the parcels.

**GENERAL APPLICATION INFORMATION**

**1. Name, mailing address and day phone of land owner(s) of record:**

*Landowner(s) signature(s) required on application form*

Name: Thelma L. Niles  
Mailing Address: 231 Alford Rd  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: 962-2889  
Email Address: nilest@fairpoint.net

**2. Name, mailing address and day phone of authorized agent, if different from landowner of record:**

*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: Chris Cruse / Cruse & Assoc.  
Mailing Address: P.O. Box 959  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: 962-8242  
Email Address: cruseandassoc@kvalley.com

**3. Name, mailing address and day phone of other contact person**

*If different than land owner or authorized agent.*

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**4. Street address of property:**

Address: 181 + 231 Alford Rd  
City/State/ZIP: Ellensburg, WA 98926

**5. Legal description of property (attach additional sheets as necessary):**

Lots 2, 3 & 4, Peterson SP 76-07

6. Property size: 9.76 Ac. Assessed  
9.77 Ac Surveyed (acres)

7. Land Use Information: Zoning: A<sub>g</sub> 20 Comp Plan Land Use Designation: Rural Working

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
<u>514234 (3.25 Ac)</u>	<u>3.75 Ac</u>
<u>524234 (3.25 Ac)</u>	<u>6.02 Ac</u>
<u>534234 (3.26 Ac)</u>	_____
_____	_____
_____	_____

APPLICANT IS:  OWNER     PURCHASER     LESSEE     OTHER

AUTHORIZATION

9. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

**NOTICE:** Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcel receiving approval for a Boundary Line Adjustment.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X Chris Cruise (date) 10/14/2016    X Shelby Diles (date) 10/14/16

**THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.**

TREASURER'S OFFICE REVIEW

Tax Status: \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_

COMMUNITY DEVELOPMENT SERVICES REVIEW

( ) This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Deed Recording Vol. \_\_\_\_\_ Page \_\_\_\_\_ Date \_\_\_\_\_ \*\*Survey Required: Yes \_\_\_ No \_\_\_

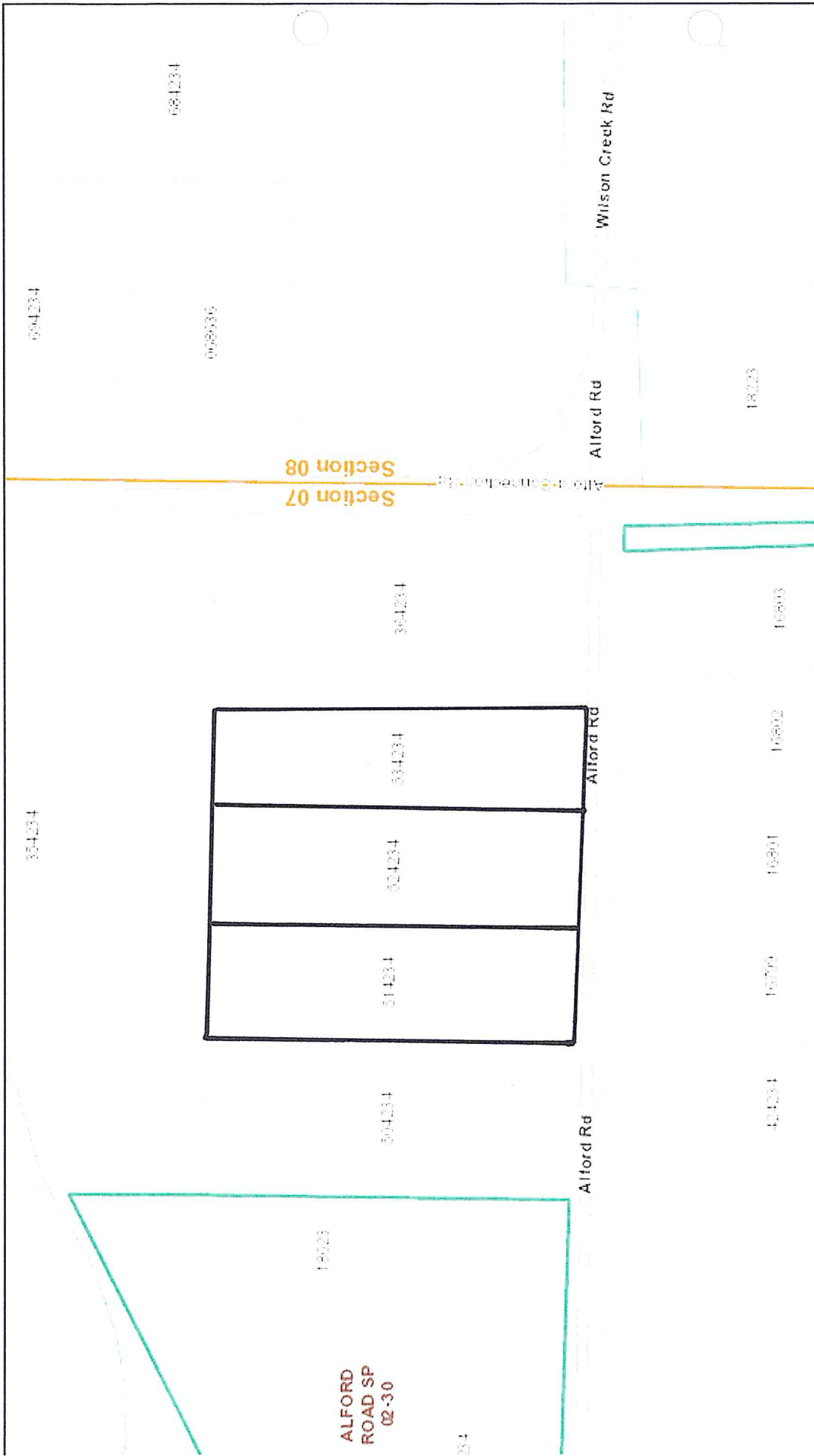
Card #: \_\_\_\_\_ Parcel Creation Date: \_\_\_\_\_

Last Split Date: \_\_\_\_\_ Current Zoning District: \_\_\_\_\_

Preliminary Approval Date: \_\_\_\_\_ By: \_\_\_\_\_

Final Approval Date: \_\_\_\_\_ By: \_\_\_\_\_

# Niles Existing Parcels



Date: 10/12/2016

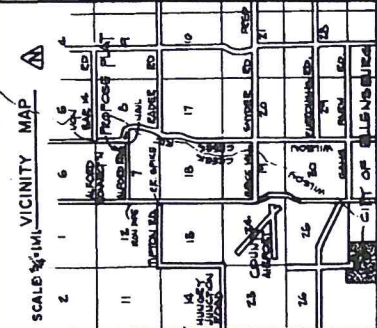
Scale: 1 inch = 376 feet

Relative Scale 1:4,514

**Disclaimer:**  
 as County makes every effort to produce and publish the most  
 ant and accurate information possible. No warranties, expressed  
 plied, are provided for the data, its use, or its interpretation.  
 as County does not guarantee the accuracy of the material  
 ined herein and is not responsible for any use, misuse or  
 esentations by others regarding this information or its derivatives.



Existing



**KNOW ALL MEN BY THESE PRESENTS:** That Stanley Petersen, the undersigned, in fee simple of the herein described property, does hereby divide and plat as herein described, and dedicates to the public an additional right-of-way as shown.

*Stanley Petersen*  
Stanley Petersen

**CITY OF WASHINGTON**

This is to certify that on this 18 day of October, 1976, before me the undersigned a notary public personally appeared Stanley Petersen, to me known to be the person who executed the foregoing dedication and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal this 18 day of October, 1976.

*Maryn Swartz*  
Notary Public in and for the State of Washington, residing at Ellensburg

**KITTITAS CO SHORT PLAT NO. 76-7**

A PORTION SECTION 7 TWP 15 N., RANGE 19 E., W.M.

**ORIGINAL TRACT**

ASSESSOR'S PARCEL NO(S).

**NOTICE:**

IT IS ILLEGAL TO FURTHER DIVIDE SHORT PLATTED LOT(S) NO. 1-4 DESCRIBED BELOW FOR A PERIOD OF FIVE(5) YEARS FROM THE DATE OF RECORDING OF THIS MAP WITH THE COUNTY AUDITOR.

**FUTURE PERMITS:**

THE APPROVAL OF THIS SHORT PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

PLANNING DEPT. THIS SUBDIVISION MEETS ALL MINIMUM REQUIREMENTS AND STANDARDS OF THE KITTITAS COUNTY SUBDIVISION ORDINANCE AND PROCEDURES OF SAID ORDINANCE HAVE BEEN COMPLIED WITH.

PLANNING DIRECTOR Tom Dickerson DATE 11-1-76

HEALTH DEPT. PRELIMINARY INSPECTION INDICATE SOIL CONDITIONS MAY ALLOW USE OF SEPTIC DISPOSAL FOR HOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRY AT THE COUNTY HEALTH DEPT. ABOUT THE ISSUANCE OF SEPTIC TANK PERMITS FOR RESIDUAL LOTS OF THIS SUBDIVISION.

ENVIRONMENTAL HEALTH DIRECTOR DATE 10/29/76

COUNTY ROAD DEPT. ADEQUATE PROVISION HAS BEEN MADE FOR ROADS SERVING ALL PROPERTIES IN THIS SUBDIVISION. ALL REQUIRED IMPROVEMENTS HAVE BEEN COMPLETED OR COMPLETION IS GUARANTEED BY A SURETY BOND ON FILE IN THIS OFFICE.

COUNTY ENGINEER Leslie S. Blawie DATE 10/29/76

COUNTY TREASURER I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE SHORT PLATTED PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY-PAID AND DISCHARGED.

COUNTY CLERK Paul J. Shuller DATE 10-19-76

AUDITOR'S CERTIFICATE FILED FOR RECORD THIS 12 DAY OF NOV 19 76 AT THE REQUEST OF: James D. Healy VOL. 8 PG. 2

AUDITOR'S FEE NO. 40865

DEPUTY Debra A. Steiner COUNTY AUDITOR

NAME & ADDRESS- ORIGINAL TRACT OWNER MR STANLEY PETERSEN

EXISTING ZONING AGRICULTURE

SOURCE OF WATER WELL

SEWAGE SYSTEM SEPTIC TANK & DRAINFIELD

IRRIGATION SYSTEM KITTITAS RECLAMATION DIST

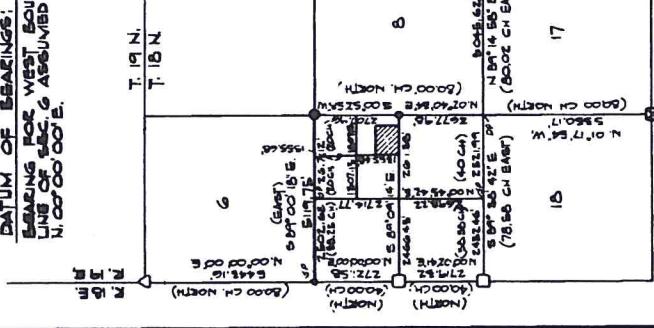
WIDTH & TYPE OF ACCESS ALFORD RD.

NO. OF SHORT PLATTED LOTS 4

SUBMITTED ON: \_\_\_\_\_ RECEIPT# \_\_\_\_\_

RETURN FOR CAUSE ON: \_\_\_\_\_

APPROVAL DATE: \_\_\_\_\_



**SCALE: 1" = 100'**

**OWNER - LARRY L. CHARLTON**

**SURVEYOR'S CERTIFICATE:**

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Thayer Realty in August 1976.

(Signed and Sealed) Frederick C. Skinner, P.E. & L.S.  
Washington Land Surveyor # 12491  
F. C. SKINNER ENGINEERING N.W. COR. 11th & 1st

**LEGAL DESCRIPTION**

That portion of the South half of the Southeast quarter of the Northeast quarter of section 7, Township 15 North, Range 19 East, W.M., County of Kittitas, State of Washington, described as follows: Beginning at the Northeast section corner of said section; thence South 00°21'30" West along the East boundary line of said section a distance of 116.00 feet to a distance of 350.00 feet to the true point of beginning; thence North 89°07'00" West along the West boundary line of said section a distance of 637.22 feet to the true point of beginning; thence North 89°05'14" West a distance of 340.00 feet to the centerline of Alfords Road and the center of quarter section, said line being parallel with and 20.00 feet North of the centerline of Alfords Road and the center of section line; thence North 00°45'57" East along the West 1/16 line of said quarter section a distance of 946.41 feet to the North 1/16 corner; thence South 89°05'14" West a distance of 946.41 feet to the true point of beginning.

**SECTION BREAK - S.W. 1/4 N.E. 1/4**

**DOWN MAP**

**SCALE 2" = 1 MILE**

**LEGEND**

- △ FOUND MARKED ROCK
- FOUND IRON PIN
- FOUND U.S.G. BEARS MON.
- ⊗ FOUND DEPT. OF NATURAL RESOURCES MON.
- ⊙ IRON PIN SET - 3/8" x 50' RE-SAR
- ( ) PREVIOUSLY RECORDED G.L.O. INFORMATION
- FOUND: LARGE NAIL - REPLACED WITH IRON PIN

SP - Position calculated by Single Proportionate measurement method.  
DP - Position calculated by Double Proportionate measurement method.

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NAME & ADDRESS- ORIGINAL TRACT OWNER MR STANLEY PETERSEN

EXISTING ZONING AGRICULTURE

SOURCE OF WATER WELL

SEWAGE SYSTEM SEPTIC TANK & DRAINFIELD

IRRIGATION SYSTEM KITTITAS RECLAMATION DIST

WIDTH & TYPE OF ACCESS ALFORD RD.

NO. OF SHORT PLATTED LOTS 4

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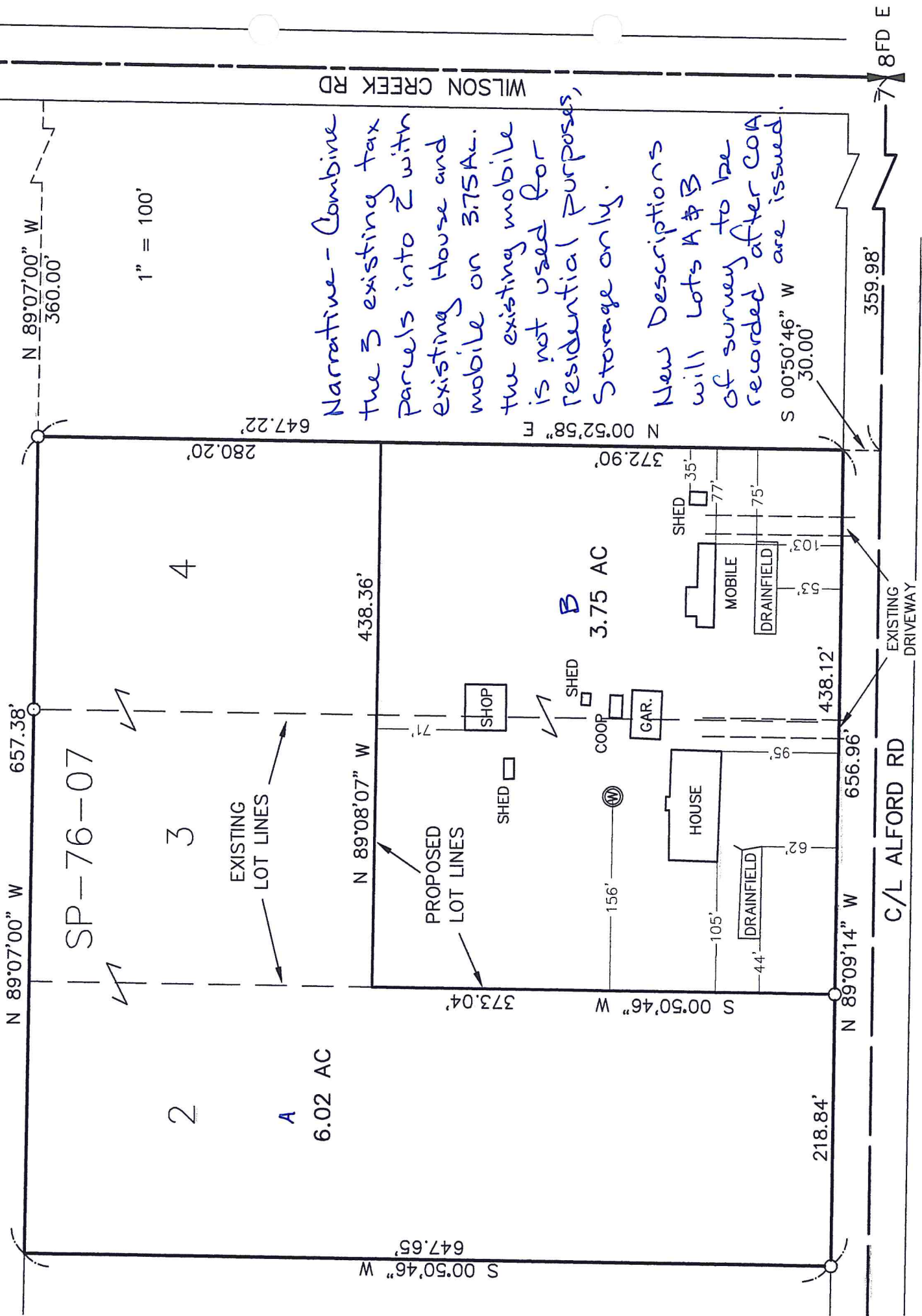
SUBMITTED ON: \_\_\_\_\_ RECEIPT# \_\_\_\_\_

RETURN FOR CAUSE ON: \_\_\_\_\_

APPROVAL DATE: \_\_\_\_\_

NILES BLA 7-18-19

Proposed



Narrative - Combine the 3 existing tax parcels into 2 with existing House and mobile on 3.75 AC. the existing mobile is not used for residential purposes, Storage only.

New Descriptions will Lots A & B of survey to be recorded after COA are issued.

N 89°07'00" W  
360.00'

1" = 100'

657.38'

SP-76-07

4

3

2

EXISTING LOT LINES

PROPOSED LOT LINES

A  
6.02 AC

438.36'

N 89°08'07" W

373.04'

B  
3.75 AC

N 00°52'58" E  
372.90'

S 00°50'46" W  
373.04'

218.84'

N 89°09'14" W  
656.96'

438.12'

359.98'

C/L ALFORD RD

EXISTING DRIVEWAY

8 FD E

S 00°50'46" W  
647.65'

280.20'

647.22'

S 00°50'46" W  
30.00'

# CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-45213479

## GUARANTEE

CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: August 18, 2016

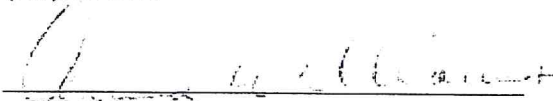
Issued by:

AmeriTitle, Inc.

101 W Fifth

Ellensburg, WA 98926

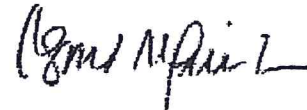
(509)925-1477



Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

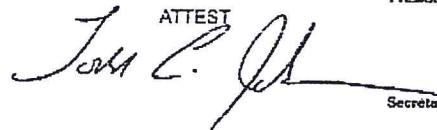
By:



President



ATTEST



Secretary

*Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.*

Subdivision Guarantee Policy Number: 72156-45213479

# SUBDIVISION GUARANTEE

Order No.: 124676AM  
Guarantee No.: 72156-45213479  
Dated: August 18, 2016

Liability: \$1000.00  
Fee: \$500.00  
Tax: \$40.00

Your Reference:

Assured: Thelma L. Niles, as her separate estate

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Lots 2, 3 and 4 of Petersen Short Plat, Kittitas County, SP-No. 76-7 as recorded November 2, 1976, in Book A of Short Plats, page 8, under Auditor's File No. 408865, records of Kittitas County, State of Washington, being a portion of the Northeast Quarter of Section 7, Township 18 North, Range 19 East, W.M. in the County of Kittitas, State of Washington.

Except any manufactured home located home located thereon.

Title to said real property is vested in:

Thelma Niles, presumptively subject to the community interest of her spouse, Kenneth Niles

**END OF SCHEDULE A**



(SCHEDULE B)

Order No: 124676AM  
Policy No: 72156-45213479

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**EXCEPTIONS:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: or call their office at (509) 962-7535.

Tax Year: 2016  
Tax Type: County  
Total Annual Tax: \$665.02  
Tax ID #: 514234  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$332.51  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2016  
Second Installment: \$332.51  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2016  
Affects Lot 2

Subdivision Guarantee Policy Number: 72156-45213479

7. Tax Year: 2016  
Tax Type: County  
Total Annual Tax: \$3,285.86  
Tax ID #: 524234  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,642.93  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2016  
Second Installment: \$1,642.93  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2016  
Affects Lot 3
8. Tax Year: 2016  
Tax Type: County  
Total Annual Tax: \$853.38  
Tax ID #: 534234  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$426.69  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2016  
Second Installment: \$426.69  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2016  
Affects Lot 4
9. Possibility of unpaid assessments levied by the Kittitas Reclamation District, notice of which is given by an amendatory contract recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. 208267, no search having been made therefore.  
  
To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.
10. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Ellensburg Water Supply Company  
Purpose: Water pipe line  
Instrument No.: 112430  
Affects: A portion of said premises
11. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Petersen Short Plat  
Recorded: November 2, 1976  
Volume: A Page: 8  
Instrument No.: 408865  
Matters shown:
  - a) 10' irrigation easement
  - b) Dedication thereon

12. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.

#### **END OF EXCEPTIONS**

#### **Notes:**

Your order for title work calls for a search of property that is identified only by a street address or tax identification number. Based on our records, we believe that the description in this commitment describes the land you have requested we insure, however, we can give no assurance of this.

To prevent errors and to be certain that the proper parcel of land will appear on the documents and on the policy of title insurance, we require verification of the legal description used for this commitment.

All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Lots 2, 3 and 4 of Petersen Short Plat, Kittitas County, SP-No. 76-7, Book A of Short Plats, page 8.

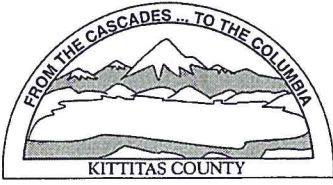
It has come to our attention that there is a manufactured home situated on the land covered by this commitment. In order for the company to insure the manufactured home as a part of the land, the company will require:

- (a) A 'Statement of Intent to Declare Manufactured Home Real Property' be recorded.
- (b) Verification that the tax assessor will assess the mobile home as real property: and
- (c) A cancellation of the certificate of title by the Department of Motor Vehicles.

Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for informational purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

#### **END OF GUARANTEE**



KITTITAS COUNTY PERMIT CENTER  
411 N. RUBY STREET, ELLENSBURG, WA 98926

**RECEIPT NO.: 00031933**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 032083

**Date:** 10/14/2016

**Applicant:** NILES, THELMA L.

**Type:** check # 7726

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-16-00015	BOUNDARY LINE ADJUSTMENT MAJOR	730.00
BL-16-00015	BLA MAJOR FM FEE	145.00
BL-16-00015	PUBLIC WORKS BLA	90.00
BL-16-00015	ENVIRONMENTAL HEALTH BLA	215.00
	Total:	1,180.00